



BARNLSLEY

Metropolitan Borough Council

GRANT OF LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990

PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) REGULATIONS
1990

APPLICATION NO. 2015/0781

To Andrew Bailey Architects
85 Lundhill Road
Wombwell
Barnsley
S73 0RL

Proposal Demolition and rebuild of side hall elevation and roof renovations (Listed Building Consent)

At Worsbrough Hall, Hall Close, Worsbrough Village, Barnsley, , S70 5LN

Consent is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 09 July 2015 and described above.

The consent is subject on compliance with the following conditions:-


- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos 01 Rev C) Heritage Statement V4 and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose, whatsoever, including planning permission for the development.

Signed 
Head of Planning and Building Control

Dated 07 September 2015

- 3 All walls shall be constructed of coursed squared sandstone that matches the existing stonework of the property in terms of colour, general grain size, type of face dressing, and method of coursing.

Reason: In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.

- 4 The mortar mix for the works to be carried out should be 1:3 (1 part NHL3.5 lime: 3 parts washed river or grit sand), this should be flush pointed than stippled back to reveal the texture of the aggregate and the arises of the stone blocks.

Reason: In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.

- 5 The roof shall be covered by natural stone slates laid in diminishing courses with matching ridges bed in mortar. Verge coping / tabling shall be natural stone to match original and existing material.

**Reason:
In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.**

- 6 All rooflights shall be genuine conservation style rooflights, low in profile, black in colour and with a single vertical divider.

Reason: In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.

- 7 All windows and doors to be used in the construction and repair of the building shall be constructed in timber. Full details of their frame design, construction, mounting depth (in reveal) and finish (including details of heads and cills, means of opening and glazing pattern) shall be submitted to and approved in writing by the local planning authority before the openings are prepared or furnished. Unless otherwise agreed in writing, the details shall include an elevation at 1:20 scale of each door or window type and 1:5 scale cross-sections. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.

- 8 All gutters to be timber box section on rise and fall brackets with cast iron circular rainwater pipes complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional hoppers, collared connectors with hardwood bobbins and discharge shoe at outlet.

Reason: In the interests of the historical integrity of the building in accordance with Core Strategy policy CSP 30.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Core Strategy and saved policies of the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

Core Strategy Polices
CSP29 - Design
CSP 30 - The historic Environment
Saved UDP Policies
H8A Existing Residential Areas

SPDs/SPGs
Supplementary Planning Document - House Extensions

NPPF

Paragraph 12 conserving and enhancing the historic environment.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

- 2 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 3 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

- 4 The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on website at:

www.gov.uk/government/organisations/the-coal-authority

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If listed building consent is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. These circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Extract from Planning (Listed Buildings and Conservation Areas) Regulations 1990.